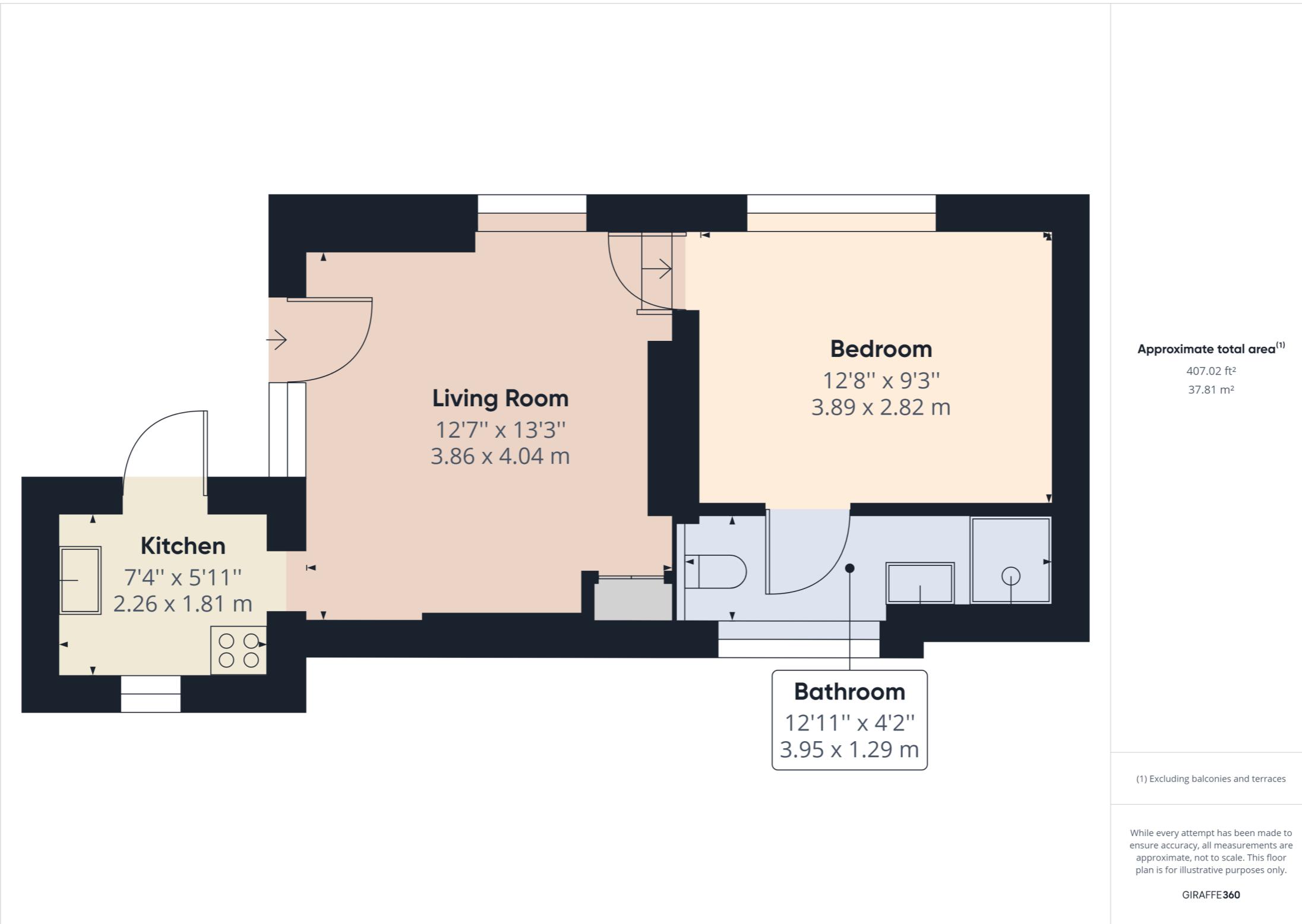


Ridgewater
Local • Independent • Experts

Block of flats for Sale in Ellacombe Road Torquay

£225,000

FLOOR PLAN



FLOOR PLAN



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DESCRIPTION

An investment property comprising a two bedroom maisonette at the front of the building and a one bedroom ground floor flat to the rear, each having their own separate entrances. The property is on the end of the terrace at the corner of Berachah Road and is conveniently placed for the shops and amenities of Market Street and the main town centre. Each of the letting units has gas fired central heating and double glazing, the flat has the benefit of a small enclosed yard style garden and there is a parking area to the rear.

The maisonette (61A) is currently let on an assured shorthold tenancy at £615 PCM and the flat (61B) is currently let on an assured shorthold tenancy at £675 PCM, showing a combined rental income of £15,480 per annum.

Accommodation.

61A Ellacombe Road.

Separate part double glazed door opening to the

Entrance Hall.

Lounge. 17'8" x 14'9" (5.40m x 4.52m) including the kitchen area. Double glazed window to the front. Overhead and wall lighting. Double and single radiators. Doorway opening to a large walk in storage cupboard with plumbing for a washing machine. A wide archway opens to the

Kitchen Area. Fitted with modern white units comprising floor base cupboards and drawers with roll edge work top areas. Stainless steel sink unit. Matching wall cupboards. Electric cooker point. Space for a fridge. Ceiling spotlights. Extractor fan. Wide arched opening to the lounge.

Stairs from the hall lead up to the **First Floor.**

Landing. Double glazed window to the rear. Access to the loft.

Bedroom 1. 15'11" x 9'0" (4.85m x 2.75m). Double glazed window to the front. Coved ceiling. Double radiator.

Bedroom 2. 14'8" x 8'5" (4.47m x 2.57m). Double glazed window to the side. Coved ceiling. Radiator.

Shower Room/WC. 10'1" x 5'3" (3.09m x 1.60m). Modern white suite comprising a pedestal wash basin and a close couple WC. Shower cubicle with a chrome mixer shower fitting and panelled surround. Extractor fan. Cupboard housing the gas fired boiler. Chrome ladder style radiator. Double glazed window.

61B Ellacombe Road.

Approached via a separate entrance to the rear of the property and accessed from the Parking Space and the enclosed rear yard.

Part obscure double glazed entrance door to the

Lounge. 13'3" x 12'7" (4.04m x 3.86m). Double glazed windows to the side and rear. Radiator. Cupboard housing the Potterton gas fired boiler. Electricity meter cupboard. An arched doorway opens to the

Kitchen. 7'4" x 5'11" (2.26m x 1.81m). Fitted with modern white units comprising floor base and wall cupboards. Roll edge worktop areas. Stainless steel sink unit. Tiled surrounds. Fitted electric hob and oven. Plumbing for a washing machine. Space for a fridge/freezer. Radiator. Ceiling spotlights. Obscure double glazed window to the side. Door with a floral glazed panel to the rear yard.

Bedroom. 12'8" x 9'3" (3.89m x 2.82m). Large double glazed window to the side. Radiator. Door and two steps from the lounge. Door to

Shower Room/WC. 12'11" x 4'2" (3.95m x 1.29m). Fitted with a modern white suite comprising a close couple WC and a pedestal wash basin. Large shower cubicle with glazed screens and a chrome mixer shower. Shower panelled walls. Extractor fan. Radiator. Obscure double glazed window.

Outside.

Concrete Parking Area to the rear of the property approached from Waterloo Road.

There are wall and fence boundaries with a gate leading to a small **Enclosed Yard**
Style Garden used by 61B.

Council Tax Bands. 61A Band A. 61B Band A. (£1,352.27 2022/23).

Energy Performance Ratings. 61A Band E. 61B Band E.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to

obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS



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